

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0209.0A**Z.A.P. DATE:** May 7, 2019**SUBDIVISION NAME:** Resubdivision Lot 3, Block C, The Post Oak Subd. – Final Plat**AREA:** 20.24 Acres**LOT(S):** 6 Total Lots**OWNER/APPLICANT:** Paul Morris**AGENT:** Miller Grey Engs.
(Dale Grey P. E.)**ADDRESS OF SUBDIVISION:** Parsons Road**GRIDS:** L: 13/14**COUNTY:** Travis**WATERSHED:** Lockwood Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** N/A**SIDEWALKS:** Sidewalks will be provided on boundary street.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The plat is composed of 6 lots on 20.24 acres. The purpose of subdivision is resubdivide an existing lot into 6 single-family lots. Water will be provided by the Manville Water Supply Corporation. Wastewater will be provided by a private on-site sewage system for each lot.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county.

PUBLIC NOTICE:

As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders within 500 feet of the proposed development, registered environmental and homeowner's associations.

ISSUES:

Staff has not received any calls from anyone on this preliminary plan.

STAFF RECOMMENDATION: The plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

RESUBDIVISION OF LOT 3, BLOCK "C", THE POST OAK

BEING A RESUBDIVISION OF ALL OF LOT 3, BLOCK "C", THE POST OAK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
AS RECORDED IN BOOK 78, PAGES 350-351, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**CONSUMER PROTECTION NOTICE FOR
HOMEBUYERS**

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

Miller GRAY Consulting.
Engineering.
Infrastructure.
7320 N MOPAC EXPY, SUITE 203, AUSTIN, TEXAS 78731
WWW.MILLER-GRAY.COM • PHONE: (512) 861-5300 • TBPE FIRM REG. NO. F-16302

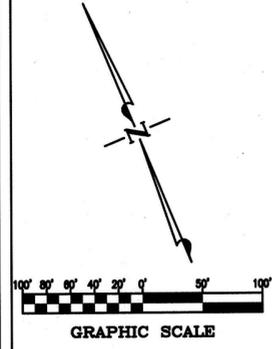
McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
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A=49.96' R=438.71'
D=06°31'29"
C=N57°44'21"W 49.93'
(A=50.03' R=438.71')
(C=N58°26'W 50.00')

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD DISTANCE
C1	308.42'	438.71'	40°16'46"	S34°20'13"E	302.10'
C2	328.59'	385.04'	48°53'46"	S38°40'37"E	318.71'
C3	205.18'	438.71'	26°47'50"	S41°04'41"E	203.32'
C4	103.23'	438.71'	13°28'56"	S20°56'18"E	102.99'
C5	32.22'	385.04'	4°47'38"	S16°37'33"E	32.21'
C6	21.28'	385.04'	3°10'01"	S20°36'23"E	21.28'
C7	20.22'	385.04'	3°00'30"	S23°41'38"E	20.21'
C8	19.34'	385.04'	2°52'43"	S26°38'14"E	19.34'
C9	235.53'	385.04'	35°02'55"	S45°36'03"E	231.88'
C10	190.43'	385.04'	28°20'11"	S42°14'41"E	188.49'
C11	40.48'	385.04'	6°01'25"	S23°38'25"E	40.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°57'20"E	49.83'
L2	S32°14'56"W	47.11'
L3	S07°34'59"W	16.90'
L4	S11°57'01"E	64.44'
L5	S02°05'49"E	20.31'
L6	S04°58'03"E	116.82'
L7	S22°17'44"W	303.55'
L8	S22°17'44"W	303.55'
L9	S47°51'32"W	176.52'
L10	S23°12'10"W	124.88'
L11	S40°37'09"W	28.18'
L12	S23°12'10"W	194.62'
L13	N67°16'45"W	47.71'
L14	S19°27'52"W	214.81'
L15	S03°37'22"W	89.88'

LOT 1
(5.37 AC.)
BLOCK "C"
THE POST OAK
BOOK 78, PAGES 350-351,
P.R.T.C.

ANTON EMILOV KOTZEV AND
MELISSA WEN MITCHELL-KOTZEV,
AND VIRGINIA T MITCHELL-CUDEBY
DECEMBER 5, 2014
DOC. NO. 2014182913, O.P.R.T.C.
(LOT 1)

LOT 2
(5.60 AC.)
BLOCK "C"
THE POST OAK
BOOK 78, PAGES 350-351,
P.R.T.C.

WILLIAM E. LOVETT, III
MARCH 5, 1990
VOL. 11141, PG. 201, R.P.R.T.C.
(LOT 2)

GORDON C. JENNINGS SURVEY NO. 35
ABSTRACT NO. 488

PESO MY MESO TRUST
MARCH 22, 2016
DOC. NO. 2016042244, O.P.R.T.C.
(12.362 AC.)-DESCRIBED IN
VOL. 12167, PG. 1112, R.P.R.T.C.

LOT 3A
3.00 AC.
(130,617 SQ. FT.)

LOT 3B
2.50 AC
(109,110 SQ. FT.)

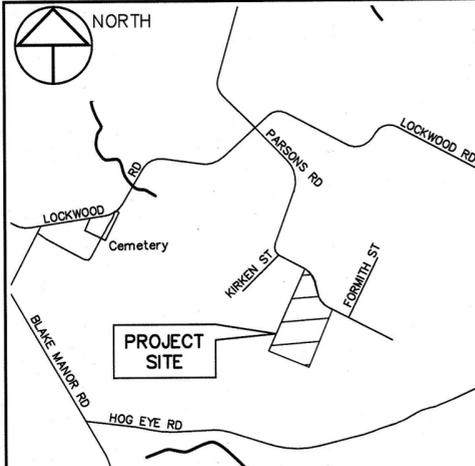
LOT 3E
3.35 AC
(145,973 SQ. FT.)

LOT 3C
3.39 AC
(147,466 SQ. FT.)

LOT 3F
4.00 AC
(174,246 SQ. FT.)

LOT 3D
4.00 AC
(174,213 SQ. FT.)

NOTES:
1) THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.



LOT TABLE		
LOT	AREA	LAND USE
3A	3.00 AC. (130,617 SQ. FT.)	SINGLE-FAMILY RESIDENTIAL
3B	2.50 AC. (109,110 SQ. FT.)	SINGLE-FAMILY RESIDENTIAL
3C	3.39 AC. (147,466 SQ. FT.)	SINGLE-FAMILY RESIDENTIAL
3D	4.00 AC. (174,213 SQ. FT.)	SINGLE-FAMILY RESIDENTIAL
3E	3.35 AC. (145,973 SQ. FT.)	SINGLE-FAMILY RESIDENTIAL
3F	4.00 AC. (174,246 SQ. FT.)	SINGLE-FAMILY RESIDENTIAL
TOTAL	20.24 AC. (881,825 SQ. FT.)	SINGLE-FAMILY RESIDENTIAL

LOT	MINIMUM FINISHED FLOOR ELEVATION
3A	579.35'
3B	579.35'
3C	579.35'
3D	579.35'
3E	582.44'
3F	576.35'

JOSE A. GASCA AND WIFE,
FRANCIS GASCA
JULY 25, 1996
VOL. 12841, PG. 92, R.P.R.T.C.
(6.500 AC.)

LOT 1
(5.258 AC.)
BLOCK "A"
SUNVISION ACRES
DOC. NO. 200400281, O.P.R.T.C.

MILTON WAYNE SUNVISION, AND WIFE
CIDNEY DUNCAN SUNVISION
OCTOBER 31, 2001
DOC. NO. 2002003848, O.P.R.T.C.
(5.173 AC.)

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STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT PAUL MORRIS AND WIFE, STEFANIE MORRIS, OWNERS OF ALL OF LOT 3, BLOCK "C", THE POST OAK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 78, PAGES 350-351, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THEM BY DEED OF RECORD IN DOCUMENT NO. 2012195775, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 3 IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "RESUBDIVISION OF LOT 3, BLOCK "C", THE POST OAK"; AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES AS SHOWN OR NOTED HEREON, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT VACATED OR RELEASED,

WITNESS OUR HANDS THIS 29th DAY OF MARCH, 2019.

Paul L Morris
PAUL MORRIS
P.O. BOX 437
MANOR, TX 78653

STATE OF TEXAS:
COUNTY OF TRAVIS:

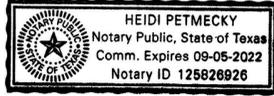
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PAUL MORRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF March, 2019.

Heidi Petmecky
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Heidi Petmecky
PRINTED NAME

MY COMMISSION EXPIRES ON: 9/5/22



WITNESS OUR HANDS THIS 29th DAY OF MARCH, 2019.

Stefanie Morris
STEFANIE MORRIS
P.O. BOX 437
MANOR, TX 78653

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEFANIE MORRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF March, 2019.

Heidi Petmecky
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Heidi Petmecky
PRINTED NAME

MY COMMISSION EXPIRES ON: 9/5/22



CITY CERTIFICATION:

THIS SUBDIVISION IS LOCATED IN THE 5-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, TEXAS, ON THE DAY OF 2019.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE DAY OF 2019.

J. RODNEY GONZALEZ, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF 2019.

CHAIRPERSON SECRETARY

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF 20, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE DAY OF 20, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, A.D., AT O'CLOCK M., AND DULY RECORDED ON THE DAY OF 20, A.D., AT O'CLOCK M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE DAY OF 20, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OR CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL, D.R., #0S0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

SURVEYORS CERTIFICATION:

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHRIS CONRAD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS SUBSTANTIALLY TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL THE CORNER MONUMENTS WERE RECOVERED OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT AS DISCLOSED, THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. I FURTHER CERTIFY THAT THIS SURVEY COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED.

Chris Conrad
CHRIS CONRAD, R.P.L.S. NO. 5623
MCGRAY & MCGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE, SUITE 6
AUSTIN, TX 78731

3/29/19
DATE



FLOOD PLAIN NOTE:

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0495J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

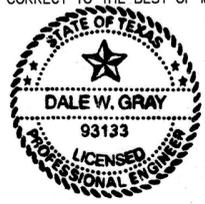
ENGINEER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

I, DALE W. GRAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Dale W. Gray
DALE W. GRAY, P.E.
TEXAS REGISTRATION NO. 93133
MILLER GRAY LLC
7320 N MOPAC EXPY, SUITE 203
AUSTIN, TEXAS 78731
TBPE FIRM REG. NO. F-16302

3/29/19
DATE



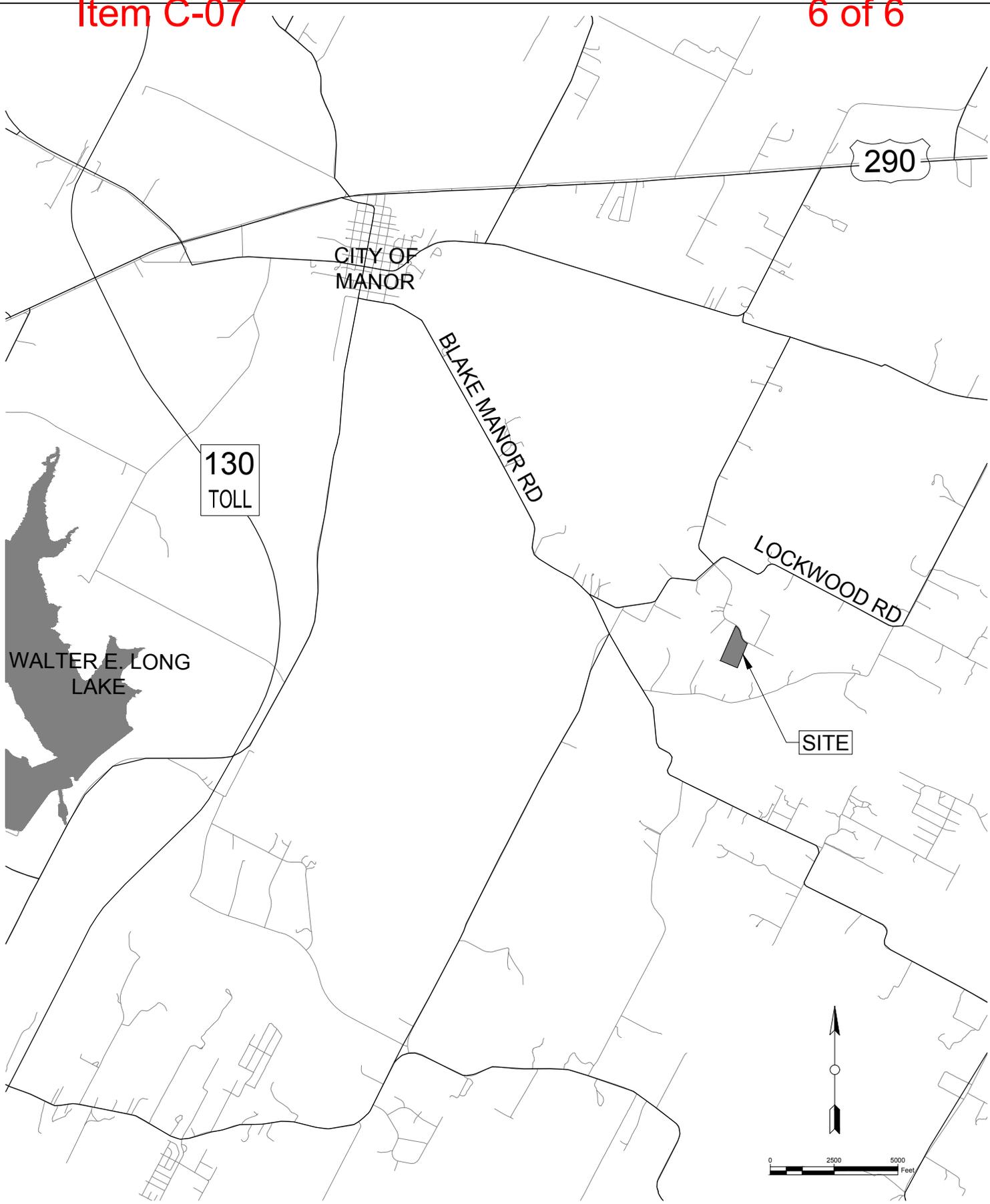
GENERAL NOTES:

- 1. WATER FOR THIS SUBDIVISION TO BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
2. WASTEWATER SERVICE FOR THIS SUBDIVISION TO BE PROVIDED BY AN APPROVED ON-SITE SEWAGE FACILITY.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION SYSTEM AND AN APPROVED ON-SITE SEWAGE FACILITY.
4. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE TCESD12 UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE MANVILLE WATER SUPPLY CORPORATION. ALL WATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE TCESD12.
5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: PARSONS ROAD. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
6. ELECTRIC SERVICE IS BEING PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
7. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS.
9. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
11. BY APPROVING THIS PLAT, THE CITY OF AUSTIN, TCESD12 AND TRAVIS COUNTY ASSUME NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL (ECM).
13. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISIONS, LOT 3, BLOCK "C", THE POST OAK, ACCORDING TO THE MAPS OR PLATS OF RECORD OF THE TRAVIS COUNTY PLAT RECORDS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN, TCESD12 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
16. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 6 DWELLING UNITS.
17. EACH LOT IN THIS SUBDIVISION IS RESTRICTED TO ONE SINGLE RESIDENCE.
18. ACCESS TO LOTS 3C, 3D AND 3F PROVIDED BY 30' JOINT USE ACCESS EASEMENT AS SHOWN ON PLAT. ACCESS TO OTHER LOTS VIA JOINT USE ACCESS EASEMENT IS PROHIBITED. MAINTENANCE OF SAID EASEMENT RESPONSIBILITY OF LOTS 3C, 3D AND 3F. NO GATES OR FENCES SHALL BE PLACED IN THE ACCESS EASEMENT THAT WILL RESTRICT ACCESS OF EMERGENCY VEHICLES. REQUIRED WIDTH IS 20 FEET; HEIGHT IS 13 FEET, 6 INCHES AND MUST SUPPORT 75,000 POUNDS.
19. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
20. SITE PLANS AND SUBDIVISION PLANS SHALL MEET ALL APPLICABLE CODES, ORDINANCES, STATUTES AND GUIDELINES AS ESTABLISHED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12 (TCESD12).
21. TRAVIS COUNTY ESD NO. 12 (TCESD12) IS THE AUTHORITY HAVING JURISDICTION (AHJ) FOR ALL FIRE CODE REVIEWS, PERMITS, AND COMPLIANCE WITHIN TCESD12'S AREA.
22. PRIOR TO CONSTRUCTION, A SITE PLAN SHALL BE SUBMITTED TO THE FIRE PREVENTION DIVISION OF TCESD12 FOR THE PURPOSE OF PERMIT REVIEW TO IDENTIFY POSSIBLE DESIGN IMPACT ON EMERGENCY VEHICLE RESPONSE AND FIRE CODE COMPLIANCE.

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RESUBDIVISION OF LOT 3, BLOCK "C", THE POST OAK
BEING A RESUBDIVISION OF ALL OF LOT 3, BLOCK "C", THE POST OAK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 78, PAGES 350-351, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



P:\00149 Paul & Stefanie Morris\001 Post Oak Re-subdivision\Eng-Miller Gray\CAD-Post Oak Resub\Exhibits\00149-001texh01-Location-Map.dwg 9/1/2017 3:34 PM

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EXHIBIT 1
LOCATION MAP

RESUBDIVISION OF LOT 3, BLOCK "C", THE POST OAK
10313 PARSONS ROAD
AUSTIN ETJ, TRAVIS COUNTY, TEXAS 78653